



City of Colorado Springs

Regional Development
Center (Hearing Room)
2880 International Circle

Meeting Minutes - Draft Planning Commission

Wednesday, May 8, 2024

9:00 AM

Regional Development Center (Hearing Room)
2880 International Circle

1. Call to Order and Roll Call

Present: 9 - Commissioner Almy, Commissioner Briggs, Vice Chair Foos, Commissioner Hensler, Commissioner Hente, Commissioner McMurray, Commissioner Cecil, Commissioner Rickett and Chair Slattery

2. Changes to Agenda/Postponements

3. Communications

Peter Wysocki - Planning + Neighborhood Services Director

Mr. Wysocki thanked Commissioners John Almy, Scott Hente and James McMurray for their six years of service on the Planning Commission, as this is their last meeting.

4. Approval of the Minutes

4.A. [CPC 2309](#) Minutes for the April 16, 2024, Planning Commission Meeting

Presenter:

Andrea Slattery, City Planning Commission Chair

Attachments: [CPC_Minutes_4.16.24_Draft](#)

Motion by Commissioner Rickett, seconded by Commissioner Hente, to approve the minutes for the April 16, 2024, Planning Commission Meeting. The motion passed by a vote of 9-0.

Aye: 9 - Commissioner Almy, Commissioner Briggs, Vice Chair Foos, Commissioner Hensler, Commissioner Hente, Commissioner McMurray, Commissioner Cecil, Commissioner Rickett and Chair Slattery

5. Consent Calendar

Motion by Commissioner Rickett, seconded by Commissioner Hente, to approve the Consent Calendar. The motion passed by a vote of 9-0.

Aye: 9 - Commissioner Almy, Commissioner Briggs, Vice Chair Foos, Commissioner Hensler, Commissioner Hente, Commissioner McMurray, Commissioner Cecil, Commissioner Rickett and Chair Slattery

Air Lane and Space Village Additions

- 5.A. [ANEX-23-00](#)
[23](#) Air Lane Addition No. 1 Annexation located along existing Air Lane north of Space Village Avenue consisting of 0.053 acres. (Legislative)

Presenter:
Gabe Sevigny, Planning Supervisor, Planning + Neighborhood Services Department

- Attachments:** [Staff Report ROW Annexation RGS](#)
[Aerial](#)
[Attachment 1 - Air Lane Addition No 1 - Annexation Petition](#)
[Attachment 2 - Air Lane Addition No 1 - Annexation Plat](#)
[Attachment 3 - Air Lane Addition No 1 - Legal Description](#)
[Attachment 4 - Air Lane Addition No 1 - Vicinity Map](#)
[7.5.701 ANNEXATION OF LAND](#)

- 5.B. [ANEX-23-00](#)
[25](#) Air Lane Addition No. 2 Annexation located along existing Air Lane north of Space Village Avenue consisting of 3.062 acres. (Legislative)

Presenter:
Gabe Sevigny, Planning Supervisor, Planning + Neighborhood Services Department

- Attachments:** [Attachment 1 - Air Lane Addition No 2 - Annexation Petition](#)
[Attachment 2 - Air Lane Addition No 2 - Annexation Plat](#)
[Attachment 3 - Air Lane Addition No 2 - Legal Description](#)
[Attachment 4 - Air Lane Addition No 2 - Vicinity Map](#)
[7.5.701 ANNEXATION OF LAND](#)

- 5.C. [ANEX-23-00](#)
[26](#) Air Lane Addition No. 3 Annexation located along existing Air Lane north of Space Village Avenue consisting of 1.508 acres. (Legislative)

Presenter:
Gabe Sevigny, Planning Supervisor, Planning + Neighborhood Services Department

- Attachments:** [Attachment 1 - Air Lane Addition No 3 - Annexation Petition](#)
[Attachment 2 - Air Lane Addition No 3 - Annexation Plat](#)
[Attachment 3 - Air Lane Addition No 3 - Legal Description](#)
[Attachment 4 - Air Lane Addition No 3 - Vicinity Map](#)
[7.5.701 ANNEXATION OF LAND](#)

- 5.D. [ANEX-23-00](#)
[22](#) Space Village Addition No. 2 Annexation located along existing Space Village Avenue west of Marksheffel Road consisting of 2.976 acres.

Presenter:
Gabe Sevigny, Planning Supervisor, Planning + Neighborhood Services Department

- Attachments:** [Staff Report ROW Annexation RGS](#)
[Aerial](#)
[Attachment 1 - Space Village Addition No 2 - Annexation Petition](#)
[Attachment 2 - Space Village Addition No 2 - Annexation Plat](#)
[Attachment 3 - Space Village Addition No 2 - Legal Description](#)
[Attachment 4 - Space Village Addition No 2 - Vicinity Map](#)
[7.5.701 ANNEXATION OF LAND](#)

- 5.E. [ANEX-23-00](#)
[24](#) Space Village Addition No. 3 Annexation located along existing Space Village Avenue west of Marksheffel Road consisting of 2.329 acres. (Legislative)

Presenter:
Gabe Sevigny, Planning Supervisor, Planning + Neighborhood Services Department

- Attachments:** [Attachment 1 - Space Village Addition No 3 - Annexation Petition](#)
[Attachment 2 - Space Village Addition No 3 - Annexation Plat](#)
[Attachment 3 - Space Village Addition No 3 - Legal Description](#)
[Attachment 4 - Space Village Addition No 3 - Vicinity Map](#)
[7.5.701 ANNEXATION OF LAND](#)

Reagan Ranch

- 5.F. [ZONE-24-00](#)
[02](#) A Zone Map Amendment (Rezoning) from BP / APZ-2 / AP-O (Business Park / Accident Protection Zone 2 with Airport Overlay) to MX-M / APZ-2 / AP-O (Mixed-Use Medium Scale / Accident Protection Zone 2 with Airport Overlay) consisting of 7.04 acres located southwest of Highway 94 and North Marksheffel Road intersection.
(Legislative)

Presenter:
Chris Sullivan, Senior Planner, Planning + Neighborhood Services

- Attachments:** [Staff Report Reagan Ranch Industrial_CS](#)
[Attachment 1 Project Statement - Zone Change_CS](#)
[Attachment 2 MX-M Rezone Exhibit A & B_CS](#)
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

- 5.G.** [LUPL-24-000](#)
[2](#) Establishment of the Reagan Ranch Industrial Land Use Plan for proposed Commercial and Industrial uses consisting of 7.04 acres located southwest of Highway 94 and Marksheffel Road intersection. (Quasi-Judicial)

Presenter:
 Chris Sullivan, Senior Planner, Planning + Neighborhood Services

- Attachments:** [7.5.514 LAND USE PLAN](#)

Dublin Park Addition No. 1

- 5.H.** [ANEX-23-00](#)
[19](#) Dublin Park Addition No. 1 Annexation consisting of 2.058 acres located west of Integrity Court. (Legislative)

Presenter:
 Chris Sullivan, Senior Planner, Planning + Neighborhood Services

- Attachments:** [Staff Report Dublin Park Addition No.1_CS](#)
[Attachment 1 Petition for Annexation_CS](#)
[Attachment 2 Annexation Plat_CS](#)
[Attachment 3 Legal Description_CS](#)
[Attachment 4 Vicinity Map_CS](#)
[Attachment 5 FIA Below Threshold - Correspondence_CS](#)
[7.5.701 ANNEXATION OF LAND](#)

- 5.I.** [ZONE-23-00](#)
[19](#) The establishment of PK/AF-O/SS-O (Public Parks with United States Air Force Academy Overlay and with Streamside Overlay) zone district in association with the Dublin Park Addition No. 1 Annexation consisting of 2.058 acres located west of Integrity Court. (Legislative)

Presenter:
 Chris Sullivan, Senior Planner, Planning + Neighborhood Services

- Attachments:** [Staff Report_Dublin Park Addition No.1_CS](#)
[Attachment 1 Project Statement and Land Use Statement_CS](#)
[Attachment 2 Zone Change Map_CS](#)
[Attachment 3 Legal Description_CS](#)
[Attachment 4 Mineral Rights_CS](#)
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

Dream Center Campus

- 5.J. [ZONE-24-00](#)
[03](#) A zone change consisting of 4.84 acres southeast of Union Boulevard and Airport Road from MX-M/R-5/HR-O (Mixed-Use Medium Scale, Multi-family High with Highrise Overlay) to PDZ (Planned Development Zone: Residential, Commercial, Civic, and Institutional; maximum density of 58.04 dwelling units per acre; and maximum building height of 62 feet) zone district. (Quasi-Judicial)

Presenter:
 Chris Sullivan, Senior Planner, Planning + Neighborhood Services

- Attachments:** [Staff Report_Dream Centers Commons_CS](#)
[Attachment 1 - Project Summary_CS](#)
[Attachment 2 - Rezoning Exhibit_CS](#)
[Attachment 3 - Land Use Plan_CS](#)
[Attachment 4 - Traffic Impact Study_Mar2024_CS](#)
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)
[7.2.7 PLANNED DEVELOPMENT ZONE DISTRICT](#)

- 5.K. [LUPL-24-000](#)
[4](#) Establishment of the Dream Center Commons Land Use Plan for mixed-use consisting of 4.84 acres located southeast of Union Blvd and Airport Rd. (Quasi-Judicial)

Presenter:
 Chris Sullivan, Senior Planner, Planning + Neighborhood Services

- Attachments:** [Attachment 3 - Land Use Plan_CS](#)
[7.5.514 LAND USE PLAN](#)

6. Items Called Off Consent Calendar

7. Unfinished Business

8. New Business

Central Bluffs CSU

- 8.A. [ZONE-23-00](#) 28 A zone change consisting of 8.09 acres located at the northwest corner of Austin Bluffs Parkway and Goldenrod Drive from MX-N/SS-O (Mixed-Use Neighborhood Scale with Streamside Overlay), R-4/MX-N (Multi-Family Low and Mixed-Use Medium Scale), and R-1 6 (Single-Family-Medium) to PF/SS-O (Public Facilities with Streamside Overlay).
(Quasi-Judicial)

Presenter:

Tamara Baxter, Planning Supervisor, Planning + Neighborhood Services

Attachments: [Staff Report Central Bluffs 5.8.24](#)
[Attachment 1 Project Statement Zone Change](#)
[Attachment 2 Zone Change Exhibit](#)
[Attachment 3 Public Comment](#)
[Attachment 4 Public Comment Response](#)
[Attachment 5 Project Statement Land Use Statement](#)
[Attachment 6 Central Bluffs Substation FAQs](#)
[Additional Public Comments Central Bluffs 5.6.24](#)
[7.5.514 LAND USE PLAN](#)
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

Tamara Baxter, Planning Supervisor, gave the staff presentation of the overview of the project. This is a zone change to set the framework for a future Colorado Springs Utilities (CSU) substation. A well-attended neighborhood meeting was held in January and public notifications were completed. There were a total of 50 comments received. Concerns include noise, environmental impact, height of the proposed substation, and effects on property values. CSU held three community engagement meetings before they submitted their application that did not include City staff. The staff report outlines some technical modifications, but those have been addressed prior to the meeting today. Staff has determined that the application meets all review criteria.

Mitchell Hess with Kimley-Horn gave the applicant presentation. The total area of the proposed zone change is 8.1 acres, but the substation footprint will encompass only 3.5 acres along Austin Bluffs Parkway. CSU spent a long time analyzing the neighborhood to determine which area would be best for this substation, which will be a consolidation of three existing aging substations. The parcel is mostly commercial use and parking and CSU did purchase two residential homes. This rezone will allow CSU to provide newer and more reliable electrical infrastructure to the community.

Upon completion of this project, the amount of traffic entering the site will

decrease compared to the current traffic, allowing pedestrians on the north side of Austin Bluffs Parkway safer access to the trail system.

The future substation use will be reviewed by the City in a future development plan submittal. Although the size, scale and height of the future facility are unknown at this time, CSU has determined that this parcel is adequately sized for a future substation and there is enough land to provide landscape buffers and screening.

CSU has already purchased the land and has provided tenants and occupants of the properties assistance with relocation.

Questions from Commissioners:

Commissioner Rickett asked staff for confirmation that a development plan can be approved administratively and not come before Planning Commission. Katie Carleo, Acting Assistant Director, answered that is correct.

Commissioner Briggs asked for an explanation of why this substation is being proposed on the north side of Austin Bluffs and not the south side. Mr. Hess said the south side is Palmer Park and there are deed restrictions that prevent this.

Commissioner Briggs asked if they anticipate a future need to expand the substation as the city grows. Steven Gaeta, project manager with CSU, said the size of this substation does include future growth. The facility will start up with one bay and will have space for two more bays to accommodate growth. There is no future plan to expand into the green space areas of the parcel. Commissioner Briggs asked staff, if they did want to expand into that area, would they have to come before Planning Commission. Ms. Carleo said an expansion of the facility would be a change to the development plan, which would be administratively reviewed and not come before this body.

Commissioner Briggs asked Mr. Hess what he meant by saying this is a dangerous area, in the context of putting up a wall. Mr. Hess explained that anywhere they have high transmission power lines they need to make sure unauthorized people cannot get in and fencing or a wall would be put up to secure the area. Commissioner Briggs asked if there are any renderings of what the fencing or walls would look like. Mr. Hess said there are conceptual drawings that were shown at the neighborhood meetings they held and he pulled up that slide from the presentation.

Chair Slattery asked what the thought process was behind selecting this site to consolidate three other substations. Mr. Gaeta pulled up a slide showing the area with three high transmission corridors and the optimal zone where this substation is needed. There were technical and economic factors they considered.

Commissioner Cecil referred back to the statement about Palmer Park being deed-restricted and asked about the substation that currently exists there. Mr. Gaeta said that station had been grandfathered in 50 years ago and does not

comply with the deed restriction, so they are not able to expand it. Jessica Davis, Land Resource Manager for CSU, said it was decided by a committee to allow the Templeton Station to be in Palmer Park. There was a lawsuit when Templeton Gap Road was being rebuilt that put more restrictions on the City in accordance with the Palmer deed. CSU did consult the City Attorney to see if they could upgrade the existing station and it was determined they could not and, in fact, they were advised to remove it if at all possible. The proximity of the existing Templeton Station to the proposed new substation was also a consideration.

Commissioner Almy asked if the lines would be underground. Mr. Gaeta said the majority of the station will be above grade, but the feeders and some distribution lines will be underground. Commissioner Almy asked if there is a diagram showing the service area. Mr. Gaeta said they do not have a map, but the distribution lines are extensive, since this location will take over service for three other substations.

Commissioner Almy asked if there will be infrastructure protection that is not in the current system. Mr. Gaeta said it will include upgraded equipment and materials that guard against unnecessary faults that would cause service outages and would provide resiliency to the grid.

Commissioner Rickett said he is not a fan of PF zoning without restrictions. He asked the applicant if they would be opposed to writing restrictions on height and to no future building on the property outside of the 3.5 acres. Ms. Davis said the concern with restricting height in PF zoning is that it may set a precedent for future build outs. For certain types of utility equipment, it is necessary for air permitting. She said she is not opposed to having the conversation, but there are specifications to be considered. In regards to the open space, their intent is to go through a community benefit process. The plan is to send out a request for qualifications for non-profits to come to them and submit ideas for what should be done with the space. The public will be included in developing the request and even participate in the selection process. Eventually, they will plat it separately and donate the land to a non-profit organization to manage as community space.

Commissioner McMurray asked about the BMX park and greenway in the area. Ms. Davis said they purchased seven properties that included two residential, four commercial and a vacant parcel. The vacant parcel is where the park and greenway are located. They only needed a portion of this parcel, but the property owner asked them to buy the entire lot. There is wildlife there they do not want to disturb, although they will do some wildfire mitigation work to make the area safe.

Vice-Chair Foos asked if the new facility will use the existing high voltage transmission lines. Mr. Gaeta said they will use as much of the existing infrastructure as possible, but they will be replacing some of the older equipment that will improve the structural integrity of the system. They will be adding one additional transmission tower, but a site has not yet been determined.

Vice-Chair Foos asked about the public concerns related to EMF (electromagnetic field) and sound the new facility would generate. Mr. Gaeta said they have a design consultant that will be conducting studies on both. The plan is to build a masonry wall around the facility to contain sound.

Chair Slattery had a similar question about sound and asked if there are industry best practices related to buffer to residential. Mr. Gaeta said they would adhere to the local ordinance that restricts sound to 50 decibels at night measured 20 feet from the property line. Mr. Hess added this facility will not be louder than what is experienced currently from the commercial uses and traffic.

Chair Slattery asked if there was a discussion with Parks about the green space. Ms. Davis said there would need to be a connection to the nearby Grant Park and Parks does not have the capacity to take on more space to manage.

Public Comment in Opposition:

CoraLea Chittenden, 48-year resident on Flintridge Circle. She and other neighbors are concerned about the footprint of this facility and that it will create an eyesore that will block their view of Palmer Park. They are concerned about their property values going down. They are asking for a rock wall, not a concrete wall, and that the facility be lowered in the ground to reduce the profile. They would also like a sound study done.

Rachel Shoaff, resident on Flintridge Circle, is fully opposed to this project. She said CSU and the City have not been working with neighbors. She does not believe the process has been accessible, as public meetings are held during the day when people have to work. They would like to see renderings of what the facility will look like from their street.

Tom Leveson, 20-year resident on Goldenrod Drive. He said part of this area is state land that has not been addressed. He bought his property because of the green space and stream behind it and he feels the nature of the neighborhood will be changed by this substation. He expressed concern about access for the fire department to the BMX park.

Applicant Rebuttal:

Mr. Hess thanked the residents for speaking today. He said in order to provide renderings from Flintridge Circle, they would need access to private property. There are renderings from Goldenrod Drive and Austin Bluffs Parkway. Mr. Gaeta added these viewpoints were chosen because they affect the most people.

Mr. Hess said the environmental and noise studies will be done as part of the development plan. There are buffers required by the City related to streamside where they cannot develop. The majority of this project will be where current commercial structures sit. He reiterated there are no plans to develop in the green space and the BMX park. Regarding access for life safety, this project will not change current access.

Commissioner Hensler asked if CSU will be doing any restoration in the streamside area or will they be building over the existing footprint and not extending any further. Mr. Gaeta said they will be extending a little further north of the existing building outline, which is why they had to obtain the vacant parcel. It cannot go very far, due to the significant grade change down to the creek.

Commissioner Rickett asked them to comment about the concern related to property value. Ms. Davis said they really cannot speculate on that because there are too many considerations. There is a process by which residents can file a complaint with the City and that information was provided to some residents. City Attorney Trevor Gloss said that generally cases are not considered unless the full value of a property is taken away, which is not a concern with this project.

Chair Slattery asked if CSU has considered any of the options requested by neighbors, such as planting evergreens or lowering the facility into the ground to reduce the profile. Mr. Gaeta referred to the Flying Horse substation that was mentioned and how it was lowered. That facility sits on a hillside, so the fence is higher on one side. It was not intentionally lowered. The Flying Horse facility does have a rock wall, but there are security requirements and it may no longer be allowed by federal law. They will take it into consideration.

Commissioner McMurray asked how the size of the Flying Horse facility compares to the proposed facility. Mr. Gaeta said the Central Bluffs substation will be bigger, because it will be serving a bigger area.

Chair Slattery asked the applicant if they would be open to conditions of approval, such as making sure the green space remains as it is. Ms. Davis said they would not be opposed to this, as long as the condition does not state a specific size of area, since the design has not been completed.

Commissioner Rickett had a concern that the applicant does not yet know the size of the facility and it is a requirement for approval. Mr. Hess said that a rezone is not tied to a site development plan. Commissioner Slattery said this is a rezone with a land use statement instead of a development plan and she asked staff to explain this. Ms. Carleo said that any zone change meeting the criteria for a land use plan has the option for a land use plan waiver, which equates to a land use statement. In this case, the specifics about what is being discussed are not required in the land use statement. This means that, for a PF zone district, they are allowed to give conceptual information for what would be established with the zone change, but they are not required to give the exact details.

Commissioner Cecil said she has been considering what conditions could be set with this approval. She asked if it would be acceptable to require that the development plan be brought before this body. Mr. Gloss said the decision today by Planning Commission is a recommendation to City Council, not an approval, and they can recommend a condition.

Commissioner Hente asked the applicant to address the concern about part of the area being state land. Ms. Davis said their understanding is that it is all

owned by the City, but she will check on this.

Commissioner Comments:

Commissioner McMurray said that, fundamentally, this facility is needed. He said he trusts that CSU is making a good-faith effort to address all of the questions and concerns. Their land use statement says they will preserve the green space. He does want to make sure the neighborhood has some assurances from this body and he agrees that having a condition to bring the development plan back to Planning Commission would do that. He said he would like to see renderings from other viewpoints in the neighborhood.

Commissioner Almy said this is bigger than a neighborhood issue. Grid security is not just to protect the neighborhood, it is to protect the City as a whole. All utility users are looking for service reliability, safety and efficiency, all of which have made big strides. This project needs to be a big enough footprint to not only accommodate the initial design, but also for the future. He said the community input should be well heard, but this is not their last opportunity to provide input. Concerns are around the final design. He is in support of this project.

Commissioner Hente said all they are doing is recommending approval for a zone change. The final decision is with City Council. He does agree with adding a condition for the development plan to come back before Planning Commission. He is in support of this project.

Commissioner Rickett asked the City Attorney again about property values. He wanted confirmation that property owners only have recourse if their property values are reduced to zero. Mr. Gloss said each property owner would have to consult with their own attorney. He was speaking in general about claims historically. Commissioner Rickett added that he would like to see future projects like this to be considered in commercial zones, not residential.

Commissioner Briggs agreed with the condition about the development plan coming back to this body. He is in favor of this project with that condition.

Mr. Gloss advised commissioners that, per City Code 7.5.515, if a development plan is approved administratively by staff, it can be appealed and would then come before Planning Commission. Even if City Council does not approve the recommendation with the condition, it can be appealed and considered by Planning Commission. Chair Slattery asked the neighbors in attendance today to watch for future notifications for this project.

Motion by Commissioner McMurray, seconded by Commissioner Hente, to recommend approval to City Council the zone change of 8.09 acres from MX-N/SS-O (Mixed-Use Neighborhood Scale with Streamside Overlay), R-4/MX-N (Multi-Family Low and Mixed-Use Medium Scale), and R-1 6 (Single-Family-Medium) to PF/SS-O (Public Facilities with Streamside Overlay) based upon the findings that the request complies with the criteria for a Zoning Map Amendment as set forth in City Code Section 7.5.704 with the following condition of approval: Future development plan will be brought

before Planning Commission for final decision. The motion passed by a vote of 8-1.

Aye: 8 - Commissioner Almy, Commissioner Briggs, Vice Chair Foos, Commissioner Hensler, Commissioner Hente, Commissioner McMurray, Commissioner Cecil and Chair Slattery

No: 1 - Commissioner Rickett

Step Springs

- 8.B. [NVAR-24-0002](#) A Non-Use Variance to City Code Section 7.3.301.E to allow a Group Living Residence use to be located 100 feet from another Group Living Residence use where 1,000 feet is required located at 4525 Northpark Drive.
(Quasi-Judicial)

Presenter:

Logan Hubble, Planner II, Planning + Neighborhood Services

Attachments: [Staff Report Step Springs LH](#)

[Attachment 1 Project Statement](#)

[Attachment 2 Site Plan](#)

[Attachment 3 Neighbor Comment](#)

[Attachment 4 Applicant Response to Neighbor Comments](#)

[Step Springs Letter of Support - Carrie Geitner - 5.6.24](#)

[7.5.526 NON-USE VARIANCE](#)

Chair Slattery and Commissioner Briggs recused themselves from this item.

Logan Hubble, Planner II, gave the staff presentation for a non-use variance to allow a group living residence to be within 100 feet of another group living residence, where 1,000 feet is normally required. No neighborhood meeting was held. One public comment was received with concerns about loitering, parking and noise. Staff finds that the application will not have negative impacts if approved.

Paul Scudo, CEO of Step Denver, gave the applicant presentation. They are looking to expand their services into Colorado Springs. Step serves men suffering the disease of addiction. They also indirectly serve the families, employers and communities of these men. Participants are required to follow four core principles: sobriety, work, accountability and community. They are taught life skills to learn how to take care of themselves. Step seeks to effect a behavioral change with the ultimate goal of transitioning them to safe, sober, independent living situations where they can become productive and contributing members of the community.

Step has spent a year trying to find a location where participants can be near public transportation, employment and other goods and services, and also finding a building they can renovate while being fiscally responsible to their

donors.

Mr. Scudo said they do not believe there will be any negative impacts on the community. Some of the concerns that have been presented are concentration, loitering, parking, noise and trash. He said their organization is all about accountability and teaching participants to be good citizens. They have to be out of the building working between 7:30 a.m. and 4:00 p.m. They are not allowed to be within a quarter-mile of the building during this time. In the evenings, they have programming and curfew is 10:00 p.m. There will be a small smoking area outside the back of the building.

According to HUD, the annual cost of homelessness to a community is \$40,000 per person. The average salary for men in the Step program is \$49,000, funds which are being reinjected into the community. Based on Step's historical outcomes, it is projected they will have a \$23.6 million local economic impact in the first five years. All funding comes from philanthropy and donors. They take no government funding.

As part of the applicant's presentation, several community leaders spoke strongly in support of this project. They included Larry Yonker, former CEO of Springs Rescue Mission; Steve Shuck, who has been associated with Step for almost 40 years; Alison Murray, served on the board for Springs Rescue Mission and other local non-profit organizations; and former Mayor John Suthers.

Questions from Commissioners:

Commissioner Rickett asked how they deal with relapse. City Attorney Trevor Gloss advised that commissioners should refrain from asking any questions related to protected persons, in this case, addicted individuals. Commissioner Rickett then asked if they seek out companies that support addiction recovery, such as employers to help out participants. Mr. Scudo said they do.

Commissioner Rickett asked about how many men they will serve. Mr. Scudo said this facility will have the capacity for 50 individuals that come into the program through referral sources.

Public comment in support:

Mike Schell, owner of the proposed building, said he would be proud to sell his building to Step to be used for this purpose.

Public comment in opposition:

None

Comments from Commissioners:

Commissioner Hensler asked staff if there has been any discussion from the other group home and staff said there has been no comment from them.

Commissioner Almy asked if the mission of the two groups homes are compatible with each other. Mr. Scudo said his understanding is the other organization is Engrave, that was the former ComCor. Their program is somewhat similar, but caters to different participants. Step does not work with men who have violent criminal backgrounds.

Commissioner Almy said he thinks the mission is vital and is something that is needed and he is in favor of the project.

Commissioner Cecil asked about the requirement that participants cannot be in the building during the day. She asked if they actually lock them out of the building and asked what they are supposed to do on their days off work. Mr. Scudo said they encourage the men to seek out opportunities to do other things, such as attending a 12-step program, running errands, volunteering, visiting family, and recreational activities. Commissioner Cecil said she is in support of this project.

Vice-Chair Foos said he is grateful they are bringing this to Colorado Springs, as it is needed, and he is in full support.

Motion by Commissioner Hente, seconded by Commissioner Rickett, to approve the Non-Use Variance to City Code Section 7.3.301.E allowing a 100-foot separation distance to another Group Living Residence use based upon the findings that the request complies with the criteria as set forth in City Code Section 7.5.526. The motion passed by a vote of 7-0-2.

Aye: 7 - Commissioner Almy, Vice Chair Foos, Commissioner Hensler, Commissioner Hente, Commissioner McMurray, Commissioner Cecil and Commissioner Rickett

Recused: 2 - Commissioner Briggs and Chair Slattery

Garden of the Gods Trading Post

- 8.C. [ZONE-23-00](#) A Zone Change consisting of 1.159 acres located at 324 Beckers Lane from PK/ HS (Public Park with Hillside Overlay) to MX-I/ HS (Mixed-Use Institutional with Hillside Overlay).
[33](#) (Quasi-Judicial)

Presenter:

Allison Stocker, Planner II, Planning + Neighborhood Services

Attachments: [Staff Report Garden of the Gods Trading Post ADS](#)
[Attachment 1 - Exhibit A - Revised Legal Descriptions](#)
[Attachment 2 - Exhibit B - Rezone Map](#)
[Attachment 3 - Zone Change Project Statement](#)
[Attachment 4 - Land Use Statement](#)
[Attachment 5 - Parks Letter of Support](#)
[Attachment 6 - Public Comments](#)
[Attachment 7 - Public Comments 2](#)
[Attachment 8 - Land Swap Agreement](#)
[Additional Public Comment 3](#)
[Additional Public Comment 4](#)
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

Commissioner Hente recused himself from this item.

Allison Stocker, Planner II, gave the staff presentation on this item. This is a request for a zone change at the Garden of the Gods Trading Post to support the construction of a private parking lot to serve the business. The business lies in the City of Manitou Springs, while the parcels in this application are in Colorado Springs. In June, 2023, the City Parks department and the Trading Post finalized a land swap. The land the Trading Post received is not zoned for private parking, thus the request for a rezone. Public notice was provided and five comments were received, with two withdrawing. No comments were received during agency review, but there is a letter of support from the Parks Department. Staff finds this applications meets all review criteria.

Zach Taylor with Taylor Architecture and Design gave a presentation on behalf of the applicant. He said the intention of the land swap was so the Trading Post could maintain and improve upon the parking. This agreement with Parks has been in existence since the 1990's and is just now being brought under ownership of the Trading Post. The applicant has two concurrent development plans, one with Colorado Springs and one with Manitou Springs. Most of the public comments related to these had a great deal of confusion, but today they are only talking about the rezone.

Questions from Commissioners:

Commissioner Briggs asked if there has ever been consideration for annexation. Mr. Taylor said they were told that is a can of worms to not approach. Commissioner Briggs then asked staff what that means. Ms. Carleo said the discussion with Parks was that the building, as it exists, was built in Manitou and falls under their regulations. It was more appropriate to do the land swap and to fix the road and the parking lot, rather than bringing the building into Colorado Springs.

Chair Slattery asked for clarification of the parcels that were swapped. Mr. Taylor brought up the slide and pointed them out. Ms. Stocker said she does have a copy of the land swap agreement that has more information, included as

an attachment to this agenda item.

Commissioner Rickett asked about the space between the two parcels. Mr. Taylor said that is an easement for the future change to Beckers Lane.

Public comment:

None

Motion by Commissioner Rickett, seconded by Commissioner McMurray, to recommend approval to City Council the zone change of 1.159 acres from PK/HS (Public Parks with Hillside Overlay) to MX-I/ HS (Mixed-Use Institutional with Hillside Overlay) based upon the findings that the request complies with the review criteria for a Zoning Map Amendment as set forth in City Code Section 7.5.704. The motion passed by a vote of 8-0-1.

Aye: 8 - Commissioner Almy, Commissioner Briggs, Vice Chair Foos, Commissioner Hensler, Commissioner McMurray, Commissioner Cecil, Commissioner Rickett and Chair Slattery

Recused: 1 - Commissioner Hente

Printers Hill

- 8.D. [ZONE-23-00](#)
[32](#) A zone change of 26.209 acres located at 101 South Union Boulevard from R-5/ P (Multi-Family High and Planned Provisional Overlay) and R-5 (Multi-Family High) to MX-L (Mixed-Use Large Scale).
(Quasi-Judicial)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning + Neighborhood Services

Attachments: [Staff Report - UPH](#)
[Attachment 1 - Exhibit A - Legal Description](#)
[Attachment 2 - Exhibit B - Zoning Map](#)
[Attachment 3 - Zone Change Project Statement](#)
[Attachment 4 - Land Use Plan](#)
[Attachment 5 - Land Use Plan - Project Statement](#)
[Attachment 6 - DVSA - Site Plan](#)
[Attachment 7 - DVSA - Project Statement](#)
[Attachment 8 - Accepted Traffic Impact Study](#)
[Attachment 9 - Geological Hazards Waiver Letter](#)
[Attachment 10 - Neighbor Comment](#)
[Attachment 11 - Zoning Aerial with Legend](#)
[Attachment 12 - Mineral Estate Owner Notification Certification Affidavit](#)
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

Commissioners Rickett and Hensler recused themselves from this item.

Gabe Sevigny, Planning Supervisor, gave the staff presentation on this project for a zone change, land use plan and development standards adjustment for the Printers Hill project located at 101 South Union Boulevard. Public notification was provided and one comment was received. There was also one neighborhood meeting. The concerns brought up were crime, traffic, financial burden on low and fixed-income neighborhoods, park use and area fit.

A traffic impact study was conducted. The applicant will be providing land for parks, as well as paying fees in lieu of parkland. They will be paying fees to School District 11. Staff is encouraging the applicant to preserve the historic nature of the property. Staff has determined that these applications meet all review criteria.

Susan Pattee, member of UPH Partners, gave the applicant presentation. The group purchased the property in June, 2021. One of the reasons the group formed to buy this property was a concern that it would be torn down. The buildings had no historical designations, so there were no limitations on what could be done with them.

Six months were spent cleaning out the buildings and they filled 50 roll-off dumpsters with trash. In October, 2022, all historic materials were moved to an offsite location and archival processing began in summer of 2023. The mission of UPH Partners with this site is to provide an authentic mixed-use neighborhood and a source of inspiration and community pride.

Lisa Bachman with Bachman Public Relations spoke about public engagement for this project. They started public outreach in fall of 2022 and will continue on through development. They worked closely with neighborhood groups and other community stakeholder groups. They formed a planning advisory task force. They conducted neighborhood meetings, conducted a survey with a current

total of 580 replies, and provided tours to some of the neighborhood and stakeholder groups.

Craig Dossey with Vertex Consulting Services spoke about the three applications before the commission today. The proposed uses include both multi-family and single-family units, retail, office, civic and hotel space. There will be four neighborhood park areas, pedestrian plazas and pathways and spaces for public art. They are trying to preserve the existing open space. The project will include 1,834 parking spaces. They will preserve and repurpose the castle as a unique hotel. This project will incorporate connections to bike corridors, including across Union Boulevard to Memorial Park. UPH is passionate about preserving the character of this property.

Mr. Dossey said there is a potential for this project to generate significant investment in the area. The mixed use will allow for mutual compatibility with the surrounding area and will meet the City housing and infill development policies.

There will be three planned intersections: two from Pikes Peak Avenue and a new one at the far south end onto Union Boulevard. The main entrance that currently exists on Union will be removed.

Building heights will be transitioned away from gathering areas and pedestrian paths. There are no adjacent residential uses that would be impacted by building height.

Ms. Pattee closed by saying part of the joy of this project for the partnership is that so much is in alignment with what they want for the city.

Public comment in support:

Gloria Martinez, Knob Hill resident, spoke in support of this project. She said it will bring life back to the area.

Jackie Jaramillo, director of Centro De La Familia, that serves the adjacent neighborhoods, said she is enthusiastically in support of this project. The partnership has been very inclusive and neighbors are also in support.

June Waller, long-time resident of the Hillside neighborhood, spoke in support of this project. She said this is needed in their part of town. The community will be involved and be proud of it.

Shaun Walls, vice-president of the Chinook Center, founder of The Men of Influence, and member of the K-Land neighborhood association, spoke in support of this project. The partnership came to them and engaged in conversation about the project.

Tim Boddington, president of the Historic Preservation Alliance of Colorado Springs, spoke in support of this project. They were proud to be included in the very first meeting when the partnership was being formed to purchase the property. He believes the owners will develop the property in a tasteful and

sensitive way to ensure proper preservation of the building. He said, as an organization, they heartily endorse this project.

Keith Thompson, director of Engagement with CONO, said he owes the partnership a debt of gratitude for the investment they are making in this neighborhood. They have gone out of their way to be great neighbors and engage with the surrounding neighborhoods.

Questions/comments from Commissioners:

Commissioner Cecil said she is excited about this adaptive reuse. She asked what sorts of use they intend for the civic use areas identified. Mr. Dossey said possibly some kind of museum, but it depends on who their users will be. They wanted to be sure to preserve space for this use. Commissioner Cecil asked if there was anything preventing them from being community spaces and not necessarily revenue-earning spaces. Mr. Dossey said that is a possibility.

Commissioner Cecil asked for clarification about forming a special district to maintain the parks and community garden and that access would not be restricted to only residents, but would be open to the general public. Mr. Dossey said that all property maintained by the district has to be open to the public by law.

Commissioner Cecil asked about the use of the castle being preserved for some sort of public museum access. Ms. Pattee said their intent is for the castle to become a hotel, but the food and beverage areas would be open to the public.

Commissioner Cecil asked if the plans for the special district include areas outside the site, if there will be mill increases to residents of the area, and how the board will be appointed. Mr. Dossey said they are still in the draft process, but the intent is to only include the Printers Hill property. There is potential to show additional service area for some of the underdeveloped properties within the same city block. Commissioner Cecil asked if the special district would involve any activities other than park and public facility maintenance, such as security. Mr. Dossey said there is a list of activities that would be included.

Commissioner Cecil asked, in terms of supporting local residents, if any housing will be the low market rate. Mr. Dossey said they don't have that information at this stage. She asked if they intend to involve support of locally-owned small minority or veteran owned businesses, concessions, or local hiring preferences. Ms. Pattee said they do not have anything formal, but it is something they are definitely interested in. UPH will continue to partner with the developer they choose throughout the project.

Commissioner Briggs said he would encourage them to stay engaged with the local supporters, who bring a lot of momentum and credibility to this project. He appreciates the idea of vitality and life for everyone in the area and the opportunity for people of all socio-economic levels to be able to participate in that.

Commissioner McMurray said he cannot remember in all his time on the Planning Commission that there has been a project such as this. He said he hopes that, to the extent it is possible, they can figure out how to link this project to the park in a strong way without using a pedestrian bridge.

Vice-Chair Foos said he really likes this project and he is excited to see something of this magnitude.

Commissioner Almy said he has great respect for buildings of this type and he is glad to see someone tackle it. He said to not let the momentum stop here and to make it happen.

Chair Slattery asked about the vision regarding pedestrian connectivity. Mr. Dossey shared the slide showing the parks. There would be a pedestrian crosswalk at the light on Union. They are having conversations with Public Works to possibly shrink that down to make it a safer crossing. They are already working with Public Works to install a pedestrian-only HAWK signal between the two access points on the north side. Ms. Pattee said that they don't believe the existing fence will remain. Chair Slattery asked if the intersection on the northwest side will be right-in, right-out. Mr. Dossey said that intersection will not be signalized.

Chair Slattery asked about the build out timeline. Ms. Pattee said they are hopeful to break ground in about 18 months and start phase one soon after. She said it could be 10-20 years for the full build out. They will maintain as much of the existing turf as they can as they go through the phases. Chair Slattery asked if the residential will be rentals. Ms. Pattee said they hope to have some condominiums, but for now it will be rentals.

Chair Slattery said this is one of the boldest and most forward-looking applications she has seen and it does exemplify what was laid out in the vision of PlanCOS. She said she applauds the humility with which they have approached this and the inclusivity of their engagement. Ms. Pattee said the supporters that spoke today are now friends of hers.

Commissioner Briggs had one request that, if this goes through, there be a picture of June Waller with a shovel.

Commissioner Hente said, as a former builder of multi-family, he understand the very real limitations that are placed by the current construction defects laws and he hopes that the legislators who are concerned about affordable housing realize what it is doing throughout the state and change the laws. He said he made the comment earlier that they seldom see projects that would be considered a no-brainer, but this is the second one today. He said he is honored to make the motions for approval.

Motion by Commissioner Hente, seconded by Commissioner McMurray, to recommend approval to City Council the zone change of 26.209 acres from R-5/ P (Multi-Family High and Planned Provisional Overlay) and R-5 (Multi-Family High) to MX-L (Mixed-Use Large Scale), based upon the findings that the request complies with the criteria for a Zone Map Amendment as set

forth in City Code Section 7.5.704. The motion passed by a vote of 7-0-2.

Aye: 7 - Commissioner Almy, Commissioner Briggs, Vice Chair Foos, Commissioner Hente, Commissioner McMurray, Commissioner Cecil and Chair Slattery

Recused: 2 - Commissioner Hensler and Commissioner Rickett

- 8.E. [LUPL-23-001](#)
[0](#) Establishment of the Union Printers Home Land Use Plan for proposed Residential, Commercial, Retail, Office, Park & Recreation, Streets/Utility Rights-of-Way, Public/Institutional and Activity Center uses consisting of 26.209 acres located at 101 South Union Boulevard.
(Quasi-Judicial)

Presenter:
Gabe Sevigny, Planning Supervisor, Planning + Neighborhood Services

Attachments: [Attachment 4 - Land Use Plan](#)
[Attachment 5 - Land Use Plan - Project Statement](#)
[7.5.514 LAND USE PLAN](#)

Motion by Commissioner Hente, seconded by Commissioner Almy, to recommend approval to City Council of the Union Printers Home Land Use Plan based upon the findings that the request complies with the criteria for Land Use Plans as set forth in City Code Section 7.5.514. The motion passed by a vote of 7-0-2.

Aye: 7 - Commissioner Almy, Commissioner Briggs, Vice Chair Foos, Commissioner Hente, Commissioner McMurray, Commissioner Cecil and Chair Slattery

Recused: 2 - Commissioner Hensler and Commissioner Rickett

- 8.F. [DVSA-23-00](#)
[04](#) A Development Standards Adjustment to City Code Sections 7.2.305 and 7.4.201, to allow for a maximum building height of 160 feet where 65 feet is required, and to provide amenities of public open spaces, corridors, parks, public art, community garden, mini-park plazas and greater architectural design located at 101 South Union Boulevard.
(Quasi-Judicial)

Presenter:
Gabe Sevigny, Planning Supervisor, Planning + Neighborhood Services

Attachments: [Attachment 6 - DVSA - Site Plan](#)
[Attachment 7 - DVSA - Project Statement](#)
[7.5.525 DEVELOPMENT STANDARDS ADJUSTMENT](#)

Motion by Commissioner Hente, seconded by Commissioner McMurray, to recommend approval to City Council the Development Standards Adjustment

to City Code Sections 7.2.305 and 7.4.201 allowing for the establishment of a maximum building height of 160 feet as depicted on the associated site plan based upon the findings that the request complies with the criteria for Development Standards Adjustment as set forth in City Code Section 7.5.252. The motion passed by a vote of 7-0-2.

Aye: 7 - Commissioner Almy, Commissioner Briggs, Vice Chair Foos, Commissioner Hente, Commissioner McMurray, Commissioner Cecil and Chair Slattery

Recused: 2 - Commissioner Hensler and Commissioner Rickett

Colorado Centre No. 3

- 8.G.** [ANEX-22-00](#) Colorado Centre Addition No. 3 Annexation consisting of 32.94 acres located northwest of the Foreign Trade Zone Boulevard and Bradley Road intersection.
[14](#)
(Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning + Neighborhood Services

Attachments: [Staff Report Colorado Centre Addition No 3_RGS](#)

[Attachment 1 - Petition - Colorado Center Addition No. 3](#)

[Attachment 2 - Project Statement](#)

[Attachment 3 - Annexation Plat - Colorado Centre Addition No 3](#)

[Attachment 4 - Exhibit A - Legal Description - Annexation - Colorado Centre Addition No 3](#)

[Attachment 5 - Annexation Agreement Draft](#)

[Attachment 6 - Fiscal Impact Study](#)

[Attachment 7 - Exhibit A - Legal Description for LI - Colorado Centre Addition No 3 - ZONE-23-0020](#)

[Attachment 8 - Exhibit B - Map Depiction for LI - Colorado Centre Addition No 3 - ZONE-23-0020](#)

[Attachment 9 - Exhibit A - Legal Description for GI - Colorado Centre Addition No 3 - ZONE-23-0021](#)

[Attachment 10 - Exhibit B - Map Depiction - GI - Colorado Centre Addition No 3 - ZONE-23-0021](#)

[Attachment 11 - Exhibit A - Legal Description for MX-M - Colorado Centre Addition No. 3 - ZONE-23-0022](#)

[Attachment 12 - Exhibit B - Map Depiction for MX-M - Colorado Centre Addition No. 3 - ZONE-23-0022](#)

[Attachment 13 - Colorado Centre Addition No. 3 Land Use Plan](#)

[7.5.701 ANNEXATION OF LAND](#)

Gabe Sevigny, Planning Supervisor, gave the staff presentation on this project. This annexation is southeast of the Colorado Springs airport. The applications include the annexation, three zone changes and a land use plan. The intended use is for commercial and industrial. Public notice was provided and there were no comments received. A traffic impact study was conducted and there

were recommendations for improvements to mitigate road improvements. Staff has concluded that all applications meet the review criteria.

Larry Salazar with Kimley-Horn gave a presentation on behalf of the applicant. The total acreage is 31.726 acres with 1.214 acres of right-of-way. This area is designated as an enclave in the El Paso County Master Plan and is an area favored for annexation. The proposed zoning is meant to be in line with surrounding county zoning. The site lies within the path of the water and wastewater extensions that CSU has proposed and is within the service area of the new proposed lift station and substation. The service area is consistent with water ordinance requirements.

Beneficial elements of this project include meeting the needs of current and future residents, improving the City's economic environment, and positively impacting the quality of life of residents by supporting jobs and opportunities in the area.

Public comment:

None

Motion by Commissioner Hente, seconded by Commissioner Almy, that to recommend approval to City Council the annexation of 32.94 acres as the Colorado Centre Addition No. 3 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Section 7.5.701. The motion passed by a vote of 9-0.

Aye: 9 - Commissioner Almy, Commissioner Briggs, Vice Chair Foos, Commissioner Hensler, Commissioner Hente, Commissioner McMurray, Commissioner Cecil, Commissioner Rickett and Chair Slattery

- 8.H.** [ZONE-23-00](#) [20](#) The establishment of LI/AP-O (Light Industrial with Airport Overlay) zone district in association with the Colorado Centre Addition No. 3 Annexation consisting of 16.36 acres located northwest of the Foreign Trade Zone Boulevard and Bradley Road intersection. (Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning + Neighborhood Services

Attachments: [Attachment 7 - Exhibit A - Legal Description for LI - Colorado Centre Addition No 3 - ZONE-23-0020](#)
[Attachment 8 - Exhibit B - Map Depiction for LI - Colorado Centre Addition No 3 - ZONE-23-0020](#)
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

Motion by Commissioner Hente, seconded by Commissioner Almy, to recommend approval to City Council the zone establishment of 16.36 acres as LI/ AP-O (Light Industrial with Airport Overlay) based upon the findings that the request complies with the criteria for zoning establishment as set forth in City Code Section 7.5.704. The motion passed by a vote of 9-0.

Aye: 9 - Commissioner Almy, Commissioner Briggs, Vice Chair Foos, Commissioner Hensler, Commissioner Hente, Commissioner McMurray, Commissioner Cecil, Commissioner Rickett and Chair Slattery

8.I. [ZONE-23-00](#) The establishment of GI/AP-O (General Industrial with Airport
[21](#) Overlay) zone district in association with the Colorado Centre
Addition No. 3 Annexation consisting of 10.54 acres located
northwest of the Foreign Trade Zone Boulevard and Bradley Road
intersection.
(Legislative)

Presenter:
Gabe Sevigny, Planning Supervisor, Planning + Neighborhood
Services

Attachments: [Attachment 9 - Exhibit A - Legal Description for GI - Colorado Centre
Addition No 3 - ZONE-23-0021](#)
[Attachment 10 - Exhibit B - Map Depiction - GI - Colorado Centre
Addition No 3 - ZONE-23-0021](#)
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

Motion by Commissioner Hente, seconded by Commissioner Almy, to recommend approval to City Council the zone establishment of 10.54 acres as GI/ AP-O (General Industrial with Airport Overlay) based upon the findings that the request complies with the criteria for zoning establishment as set forth in City Code Section 7.5.704. The motion passed by a vote of 9-0.

Aye: 9 - Commissioner Almy, Commissioner Briggs, Vice Chair Foos, Commissioner Hensler, Commissioner Hente, Commissioner McMurray, Commissioner Cecil, Commissioner Rickett and Chair Slattery

8.J. [ZONE-23-00](#) The establishment of MX-M/AP-O (Mixed-Use Medium Scale with
[22](#) Airport Overlay) zone district in association with the Colorado Centre
Addition No. 3 Annexation consisting of 4.83 acres located northwest
of the Foreign Trade Zone Boulevard and Bradley Road intersection.
(Legislative)

Presenter:
Gabe Sevigny, Planning Supervisor, Planning + Neighborhood
Services

Attachments: [Attachment 11 - Exhibit A - Legal Description for MX-M - Colorado
Centre Addition No. 3 - ZONE-23-0022](#)
[Attachment 12 - Exhibit B - Map Depiction for MX-M - Colorado Centre
Addition No. 3 - ZONE-23-0022](#)
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

Motion by Commissioner Hente, seconded by Commissioner Almy, to recommend approval to City Council the zone establishment of 4.83 acres as MX-M/ AP-O (Mixed-Use Medium Scale with Airport Overlay) based upon the findings that the request complies with the criteria for zoning establishment as set forth in City Code Section 7.5.704. The motion passed by a vote of 9-0.

Aye: 9 - Commissioner Almy, Commissioner Briggs, Vice Chair Foos, Commissioner Hensler, Commissioner Hente, Commissioner McMurray, Commissioner Cecil, Commissioner Rickett and Chair Slattery

- 8.K. [MAPN-23-0008](#) Establishment of the Colorado Centre Addition No. 3 Land Use Plan for proposed Commercial, Industrial, and Streets/Utility Rights-of-Way consisting of 31.73 acres located northwest of the Foreign Trade Zone Boulevard and Bradley Road intersection. (Legislative)

Presenter:
Gabe Sevigny, Planning Supervisor, Planning + Neighborhood Services

Attachments: [Attachment 13 - Colorado Centre Addition No. 3 Land Use Plan 7.5.514 LAND USE PLAN](#)

Motion by Commissioner Hente, seconded by Commissioner Almy, to recommend approval to City Council the Colorado Centre Addition No. 3 Land Use Plan based upon the findings that the proposal complies with the review criteria for Land Use Plans as set forth in City Code Section 7.5.514. The motion passed by a vote of 9-0.

Aye: 9 - Commissioner Almy, Commissioner Briggs, Vice Chair Foos, Commissioner Hensler, Commissioner Hente, Commissioner McMurray, Commissioner Cecil, Commissioner Rickett and Chair Slattery

Extol Park Vista Addition No. 2

- 8.L. [ANEX-23-0001](#) Extol Park Vista Addition No. 2 Annexation consisting of 0.659 acres located at 4401 Siferd Boulevard. (Legislative)

Presenter:
Gabe Sevigny, Planning Supervisor, Planning + Neighborhood Services

Attachments: [Staff Report Extol Park Vista Addition No 2_RGS](#)[Attachment 1 - Extol Petition](#)[Attachment 2 - Project Statement - Extol Park Vista Addition No 2](#)[Attachment 3 - Annexation Plat - Extol Park Vista Addition No 2](#)[Attachment 4 - Legal Dscription - Extol Park Vista Addition No 2](#)[Attachment 5 - Annexation Agreement](#)[Attachment 6 - FIA Memo](#)[Attachment 7 - Exhibit A R5 Zone Chagne - Extol Park Vista Addition No 2](#)[Attachment 8 - Exhibit B Map Depcition - Extol Park Vista Addition No 2](#)[Attachment 9 - Preliminary Plat - Extol Park Vista Sub No 2](#)[Attachment 10 - Final Plat - Extol Park Vista Sub No 2](#)[Attachment 11 - Mineral Rights Certification](#)[7.6.203-Annexation Conditions](#)

Gabe Sevigny, Planning Supervisor, gave the staff presentation for this project. The applications include an annexation, a zone change and a preliminary/final plat. These applications do fall under Chapter 7. This area is in the Park Vista enclave and the site is 0.659 acres. Public notice was provided and no comments were received. Park fees in lieu of land dedication will be required. Staff has determined that these applications meet all review criteria.

Commissioner Hensler asked if there is an effort by staff to look at this area more wholistically, because of all the small annexations that have been happening. Mr. Sevigny said that during the pre-application phase, they do encourage the applicant to reach out to neighbors if they have contiguity. That being said, Public Works is fully engaged in a city-initiated annexation for the Park Vista area. Ms. Carleo added that there are Colorado Revised Statutes that prohibit some of that work. There is actually state law that says for what is called a unilateral annexation, the exterior boundary of an enclave cannot be touched for three years. That means in this area that privately-initiated annexations touch the boundary and takes away the opportunity for a unilateral annexation. She said there are City efforts to support individual property owners.

David Hostetler with Land Development Consultants gave the applicant presentation on behalf of the property owner. This is the second and final phase of this annexation combining six lots into twelve. Brad Griebenow, the property owner, said it has been a three and a half year process. He gave thanks to Mr. Sevigny for all the help he provided.

Public comment:

None

Commissioner Hente encouraged staff to try and speed up the process for these simple annexations. The longer projects take, the more expensive they

become, which is a burden on property owners.

Motion by Commissioner Hente, seconded by Commissioner McMurray, to recommend approval to City Council the annexation of 0.659 acres as the Extol Park Vista Addition No. 2 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in Chapter 7 Section 7.6.203. The motion passed by a vote of 9-0.

Aye: 9 - Commissioner Almy, Commissioner Briggs, Vice Chair Foos, Commissioner Hensler, Commissioner Hente, Commissioner McMurray, Commissioner Cecil, Commissioner Rickett and Chair Slattery

- 8.M.** [ZONE-23-00](#) [01](#) The establishment of R-5/ AP-O (Multi-Family High with Airport Overlay) zone district in association with the Extol Park Vista Addition No. 2 Annexation consisting of 0.659 acres located at 4401 Siferd Boulevard.
(Legislative)

Presenter:
Gabe Sevigny, Planning Supervisor, Planning + Neighborhood Services

Attachments: [Attachment 7 - Exhibit A R5 Zone Chagne - Extol Park Vista Addition No 2](#)
[Attachment 8 - Exhibit B Map Depcition - Extol Park Vista Addition No 2](#)
[7.5.603.B Findings - ZC](#)

Motion by Commissioner Hente, seconded by Commissioner McMurray, to recommend approval to City Council the zone establishment of 0.659 acres as R-5 AP-O (Multi-Family High with Airport Overlay) based upon the findings that the request complies with the criteria for zoning establishment as set forth in Chapter 7 Section 7.5.603.B. The motion passed by a vote of 9-0.

Aye: 9 - Commissioner Almy, Commissioner Briggs, Vice Chair Foos, Commissioner Hensler, Commissioner Hente, Commissioner McMurray, Commissioner Cecil, Commissioner Rickett and Chair Slattery

- 8.N.** [SUBD-23-00](#) [11](#) Extol Park Vista Subdivision No. 2 Preliminary/Final Plat for 0.673 acres located 4401 Siferd Boulevard.
(Quasi-Judicial)

Presenter:
Gabe Sevigny, Planning Supervisor, Planning + Neighborhood Services

Attachments: [Attachment 9 - Preliminary Plat - Extol Park Vista Sub No 2](#)
[Attachment 10 - Final Plat - Extol Park Vista Sub No 2](#)
[7.7.204 Preliminary Plat Requirements](#)
[7.7.303 Final Plat Req - Subdivision Plats Review Criteria](#)

Motion by Commissioner Almy, seconded by Commissioner McMurray, to recommend approval to City Council the Extol Park Vista Subdivision No. 2 Preliminary/Final Plat based upon the findings that the proposal complies with the requirements for a preliminary plat as set forth in Chapter 7 Section 7.7.204, and the requirements for a final plat as set forth in Chapter 7 Section 7.7.303 with a Technical Modification to receive final approval for the drainage letter from SWENT prior to recording of the final plat. The motion passed by a vote of 9-0.

Aye: 9 - Commissioner Almy, Commissioner Briggs, Vice Chair Foos, Commissioner Hensler, Commissioner Hente, Commissioner McMurray, Commissioner Cecil, Commissioner Rickett and Chair Slattery

9. Presentations

10. Adjourn